

Section 36

M-2 MANUFACTURING AND INDUSTRIAL DISTRICT

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36.010 Intent.

The intent of the M-2 manufacturing and industrial district is to provide for heavy manufacturing and industrial uses, servicing vocational and employment needs of Gallatin County residents.

36.020 Permitted uses.

Permitted uses in the M-2 district are as follows:

A. Principal Uses.

All principal uses permitted in the M-1 district, plus any manufacturing or industrial use is provided in this district if in compliance with all provisions of this title; however, no residential uses, auto wrecking yards, junkyards or garbage dumps shall be permitted except as conditional uses.

B. Conditional Uses.

Adult businesses (if located no closer than five hundred feet from any other adult business, home, residential district boundary, school, church, public park or any youth oriented establishment)

Amusement and recreational facilities

Animal shelters

Automobile service station

Automobile washing establishment, drive through

Automobile washing establishment, self-service

Day care center

Essential services (Type II)

Garbage transfer station

Junk salvage yards (if adequately screened)

Production manufacturing and generation facilities (electric and gas)

Residences for owner or caretaker of junk salvage yards

Retail establishments other than principal uses listed in subsection A of this section

Solid waste landfill

Truck repair facilities

Truck stop
Truck service station
Truck washing establishment
Veterinary clinics
Any use approved as part of a planned unit development subject to provisions of Section 54

C. Accessory Uses.

All accessory uses permitted in the M-1 district shall also be permitted as accessory uses in the M-2 district.

36.030 Lot area and width.

There shall be no minimum lot area in the M-2 district, however no lot width shall be less than one hundred feet (100') and the lot area shall provide all required yard areas and off-street parking and loading.

36.040 Lot coverage.

In the M-2 district, the entire lot, exclusive of required yards and parking, may be occupied by the principal and accessory buildings.

36.050 Yards.

A. Every lot in the M-2 district shall have the following minimum yards:

Front yard 20 feet
Rear yard none*
Side yards none*

* When a lot is adjacent to or across the street from another zone, the yard requirements shall be the same as the adjoining zone and buildings shall be screened with either a decorative fence or plantings. The provisions of A-S, R-S, PLI and BP shall be interpreted as those of R-1.

B. Also, rear or side yards adjacent to alleys shall be at least fifteen feet (15').

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

36.060 Building height.

The maximum building height in an M-2 district shall be forty feet (40').